CHICAGO'S PUBLIC HOUSING today Quarterly Report

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CHA MOVES AHEAD ON NEW $54 MILLION PUBLIC HOUSING PROGRAM FOR CITY

With the contract for 3,516 new public housing dwellings signed by the federal government just before the deadline of June 30, the Chicago Housing Authority is taking immediate steps to complete preliminary work on the 21 sites where the new construction will take place. These steps include ordering surveys, title searches and appraisals of the properties so that negotiations for purchase from present owners can get under way.

Total development cost of the new homes, to be built under provisions of the Housing Act of 1954, is estimated at $54,000,000. Terms of the contract provide advance federal aid for the new construction. These advance funds will be repaid later when CHA issues long-term bonds for sale to private investors.

About 80 acres of the city's blight will be redeveloped under the new housing program, giving Chicago's renewal program another boost. Five of the 21 sites are vacant. On these, it is possible that construction can begin in about a year. The sixteen remaining sites, containing some vacant land and a number of substandard buildings, involve a relocation problem. About 1,800 families must be moved to other living quarters. As a consequence, a longer period will elapse before actual construction can be started.

COUNCIL APPROVES CHA BUYING OF TWO PROJECTS

CHA purchase of Altgeld and Wentworth Gardens moved a step closer to reality this month. On July 7, the City Council approved the CHA request for permission to take title to the two housing developments.

Title to both projects is now vested in the federal government, and CHA operates the projects under a lease agreement. The Authority can buy both projects for the original construction cost, less depreciation—about $14,000,000.

Funds to finance the purchase will be obtained through the issuance of a series of forty-year housing bonds. Income from rents and from federal subsidies, for which the project will be eligible under CHA ownership, will be used to pay interest and principal on the indebtedness.

Altgeld Gardens, 130th and Langley, contains 1,500 apartments in rowhouses. It was completed in 1944. Wentworth Gardens, located at 37th and Wentworth Avenue, contains 422 apartments in rowhouses and walk-up apartment buildings. It has been occupied since 1946.

"Beating the Deadline"

For a time, getting the new housing under contract with the federal government appeared an almost impossible task for Chicago and other cities applying for a share of the 35,000 public housing units allocated for the entire nation by the 1954 Congress. To qualify for any new housing, a city had to satisfy the Housing and Home Finance Administration that it had a "workable program for urban renewal" and that the number of public housing dwellings applied for did not exceed the number required to relocate families from areas scheduled for public improvement.

With the signing of the contract, Chicago is assured of 10 percent of the national allocation. The Authority's success in meeting the deadline, according to Lt. Gen. W. B. Kean, CHA Executive Director, was aided immeasurably by the excellent cooperation received from city officials and officers of the federal agencies involved.

Chicago's urban renewal program, prepared by the Housing Coordinator, was certified by the Housing and Home Finance Administration in January, and the city's application for relocation housing units was

(*Continued page* 2)

Children are welcome!" is the an-
r to a common question of Chicago
ilies applying for a CHA apart-
t. Proof that they are lies in popu-
on records of the city's 26 public
sing developments which today re-
the postwar "baby boom."
t the end of March, 53,508 persons
e tenants of CHA projects, and al-
t two-thirds of them — 31,759 —
e under 21 years of age. Some
00 were nine years or younger.
f the 21,479 adults living in CHA
es, 73 per cent were found in the
4 year age group, indicating that
ng families still are finding the
s public housing a means of "get-
on their feet."
ersons 65 years of age and over
esent only 4.1 per cent of the CHA
ulation. Of the 2,180 people in this
p, 454 live at Jane Addams
ses, 373 at Lathrop Homes, and
at Wells and its Extension. Many
ne older people live with married
dren.
HA makes a periodic "age census"
s tenants. This is helpful in plan-
with various public service agen-
for health clinics, schools, recrea-
programs, and other activities.
more children per square yard,
example, the bigger the CHA
get for wear on equipment.

MORE THAN 500 FAMILIES GET NEW CHA HOMES IN PAST THREE MONTHS

Chicago's low-income families are moving into new CHA housing developments as fast as the elevators can handle their household effects. During the quarter ended June 30, a total of 556 apartments in newly completed high-rise buildings in three projects were leased by the Authority. As soon as construction men left the site, tenants—their leases in hand—were ready to take possession.

Since none of CHA's high-rise buildings contain more than two elevators, careful scheduling of the move-ins was necessary to prevent major traffic snarls. Despite limited freight-handling facilities, each of the buildings was a hundred percent occupied within a short period of time.

The new homes, in seven-, nine- and fifteen-story buildings, bring the total apartments for low-income families under CHA operation to 13,256. A quarter of these were built under provisions of the Housing Act of 1949.

Ickes Homes Completed

Most of the 556 new apartments were on the Near South Side. Half of them were in Harold L. Ickes Homes, 22d and State Streets Two buildings, containing 130 apartments, were opened at Ida B. Wells Extension, 37th and Vincennes Avenue. The one building of this 650-apartment project still under construction will be completed in July.

On the Near West Side, another fifteen-story building with 150 apartments was opened at Grace Abbott Homes, 14th and Loomis Streets. Within the next two months, the two remaining buildings of this 1,218-unit project will be ready for move-ins.

High Registration for Housing Continues

Increase in the amount of CHA housing available in the city has meant good fortune for many hundreds of low-income families, but it has also served to emphasize the serious shortage of dwellings available at low rentals.

In addition to the many thousands of registrations on hand, CHA's Central Rental Office at 18 East Congress Parkway is registering more than a thousand new families each month. An additional 1,500 call at the office to check on the status of their registrations or to ask questions about the Authority's housing developments and the eligibility requirements.

$54 MILLION PROGRAM (cont'd from p. 1)

approved by HHFA Administrator Albert M. Cole in March.

Required City Council approval of sites for the new construction was accomplished under the leadership of Alderman William T. Murphy, chairman of the new Council's housing and planning committee. Promptness of this approval and quick review and clearance of the site development proposals by the regional office of PHA were instrumental in meeting the deadline.

Homes for 19,000 People

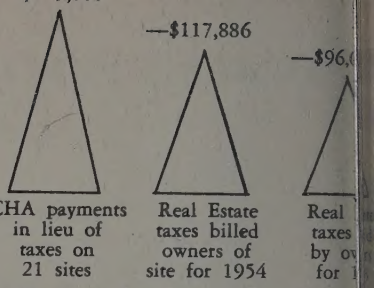
Approximately 19,000 people can be accommodated in the 3,516 new CHA dwellings. In its preliminary planning, the Authority contemplates that more than three-fourths of the dwellings will contain three or more bedrooms. This will alleviate in part the short supply of units for families with many children.

Sites were selected with a view to building small projects, thus minimizing the dislocation of present residents. Some of the sites will contain as few as twelve dwellings placed on scattered vacant lots. These will be row-house type buildings. Four of the projects will be of medium size, containing 200 to 400 apartments each, and only two will have more than 500 apartments.

New Revenue for City

While the new housing program will be exempt from local real estate taxes, payments "in lieu of taxes" by the Authority on these projects will result in increased revenue for the local taxing bodies, as it has on other projects built in the past. CHA payments will be based on 10 percent of rents collected.

Annual payments, according to CHA estimates, will be 23 percent greater than the taxes billed against private owners of the sites for 1954, and 41 percent greater than taxes paid for 1953.



1,000 Units for Near West Side

About a third of the new homes
located on the Near West Side. At La
Damen, across the street from Go
Henry Horner Homes now under con
ion, CHA is planning 628 apartme
four- and thirteen-story buildings.

Similar buildings, containing 388
ments, are scheduled for Roosevelt
and Blue Island Avenue. Constructi
both sites must await the rehousing of
650 families now living in substa
buildings in the areas.

South Side to Gain 2,500 Homes

More than half the new buildings c
South Side will consist of three-and
story structures which will conform to p
neighborhood patterns. There will also
few two-story rowhouses, and some bui
rising to seven, nine and thirteen s

The following list of sites include
types of buildings contemplated at the
the initial study was made. When de
planning gets under way, some change
be made.

Two- and three-story buildings: 57th
Normal, 74 units.

Three-story buildings: 37th and Ell
units, and Pershing and South Park,
units.

Three- and four-story buildings: 37th
Calumet, 22 units; Lake Park between
and Pershing Road, 32 units; 40th and
ley, 66 units, and 62d and Blackston
units.

Four-story buildings: 35th and Cal
60 units; Lake Park between 40th and
68 units; 51st and Calumet, 16 units;
and Wabash, 12 units; 63d and Calu
100 units; and 63d and Indiana, 64

Four- and seven-story buildings: 32d
Prairie, 130 units; 35th and Cottage G
162 units; 50th and Cottage Grove,
units; and 63d and Wabash, 196 units.

Four- and nine-story buildings: 45th
Champlain, 153 units.

Four- and thirteen-story buildings:
and Wentworth, 993 units.

1,200 Families Must Move

About 1,200 families now living on
South Side sites will receive assistance
the Authority in finding other living quar
Those eligible for public housing will
priority for admission to apartments w
become available in any of the Author
26 housing developments in operatio

The new program, when completed,
bring the total number of apartments
low-income families in Chicago to just u
25,000.

ICAGO FIRST WITH FEDERAL FUNDS R REHABILITATION IN NEW ROCKWELL

cago is the first city in the nation to federal participation in rehabilitating g buildings for public housing under of the Housing Act of 1949.

of federal funds for this purpose was ved in June. CHA was authorized by ublic Housing Adminstration to buy pieces of property in the New Rock- Neighborhood containing buildings in f repairs. The Authority plans to re- ion the buildings and operate them as nt housing.

New Rockwell Neighborhood is the Side area bounded by Monroe, Western, Buren and Rockwell, for which the rity's unique redevelopment plan re- national acclaim when it was first nced in February, 1954. The plan con- ates the reclamation of a neighborhood aring out deteriorated structures, build- me new public housing, reconditioning structures, and keeping existing private which are in good condition.

LS CENTER DEDICATED: K DISTRICT PROGRAM

ngsters and grown-ups by the hundreds acked the place and looked in through windows when the new community ng for Ida B. Wells Extension, at 37th hodes Avenue, was dedicated May 19th. Chicago Park District, which conducts creation program in the CHA facility e project and its neighborhood, organ- pecial entertainment for the occasion. nber of entertainers were neighborhood nts, now professionals, who knew Mad- Park at Wells from childhood days; lia Jackson, popular singer, was among

k District operation of the community ng, as pointed out by George T. Don- , General Superintendent of the Chicago District, had been planned with CHA the first stages of designing the housing t, so that the two public agencies could the best service possible to the neigh- od. Plans for future development of ies include construction of a new Park ct field house nearby to replace Madden field house, which has been closed be- of poor structural condition. The park will be enlarged so that the entire borhood, which includes some 10,000 housing residents, will have more ade- space for both outdoor and indoor ition.

e size of the present patronage is evident attendance figures for June, before l closed. More than 11,000 children ipated in out-door activities like base- track and gymnastics. (The swimming was not yet open.) Indoor activities, as dramatics, handcraft, and sewing, another 2,000 patrons, including 200 s, who attended classes in the new nunity building.

Progress to Date

To date, CHA has purchased or taken options on more than half the land needed for the first stage of new construction which will consist of 559 dwellings in nine- and thirteen-story buildings. Almost a quarter of the property needed for 281 dwellings in the second stage of construction has also been acquired or optioned.

In the area outside the sections where the new construction is to take place, CHA has purchased and demolished three dilapidated buildings. State funds were used for this purpose. The State Housing Board has also authorized the use of state funds for various community activities which, though vital to the success of the plan, are not eligible for federal aid. Included was the establishment of a field office on the site under the direction of a CHA development adviser who has been working with the New Rockwell neighbors since July, 1954.

Building Inspections

Through the efforts of CHA, the City Building Department early in 1955 began an inspection of all buildings in the area not marked for demolition. Official reports show the repairs needed to bring the buildings up to standard and to comply with the City Code. This information enables owners to decide whether or not they wish to undertake the remodeling themselves or sell their property to the Authority.

Most of the property owners want to remain in the neighborhood and are willing to undertake the required repairs.

Reluctance to leave the neighborhood has also been expressed by owners of buildings that must be demolished. In some instances, CHA has brought these people together with property owners who want to sell. New buyers who have difficulty getting financing are aided in getting assistance from the Voluntary Home Mortgage Credit Extension Committee, a division of HHFA which assists member of minority groups to place mortgages with private lending agencies.

Shopping, School, Recreation Facilities

Neighborhood businessmen are giving tangible evidence of their faith in the CHA plan. One store owner on Madison Street is spending many thousands of dollars on a new store front, extensive interior remodeling, and new equipment. Other stores on Western Avenue and Van Buren are refurbishing.

The Board of Education has just completed an addition to Grant School in anticipation of the new child population of the area. The Authority is currently negotiating with the Chicago Park District for the provision of adequate indoor and outdoor recreation facilities.

The Jackson Boulevard Church, which recently burned down, decided to remain in the area rather than move elsewhere, after discussions with CHA regarding progress on the new neighborhood plan.

Community Activities

Three block clubs have been formed which hold regular bi-monthly meetings to discuss ways and means of improving the neighborhood. They are considering plans for eliminating various alleys, tearing down fences, clearing playgrounds and solving parking problems.

In cooperation with the aldermen and ward superintendents of the 25th and 27th Wards and with the Chicago Urban League, a major street and alley clean-up operation took place early in May. Arrangements were made to have all automobiles removed from the streets and street cleaning equipment swept the entire area. This sweeping has continued on a regular monthly basis.

Neighbors are also participating in a rat control program under the direction of the Chicago Health Department.

NAME CDA PROJECT

The town houses at 46th Street and Princeton Avenue which are now under construction as Chicago Dwellings Association Project No. 2 will be known as "West Kenwood Gardens." The name was suggested by people of the neighborhood through the West Kenwood Community Council.

AT THE DEDICATION OF IDA B. WELLS EXTENSION COMMUNITY BUILDING, John R. Fugard, CHA Chairman, and George T. Donoghue, Chicago Park District general superintendent, extend mutual congratulations for a job of cooperation which has brought results. Alderman William H. Harvey, 2d Ward (left), and Claude Barnett, president, Associated Negro Press, look on.

$25 MILLION IN BUILDING CONTRACTS AWARDED BY CHA DURING QUARTER

Contracts totaling more than $25,000,000, covering the construction of 2,518 new public housing dwellings were awarded to Chicago construction firms by CHA during the past three months. The work involves three new CHA housing developments and second-stage construction on a third.

The John J. Duffy Company is building the 150-unit, 15-story building at 40th and Lake Park Avenue, a twin to Victor A. Olander Homes. The Duffy Company submitted the low bid of $1,347,935 on April 19th. The Authority expects the building to be ready for tenants in the fall of 1956.

In the middle of May, the Corbetta Construction Company started work on the first eight buildings of Frances Cabrini Extension, on the Near North Side. The 859 apartments will represent a construction cost of $7,988,700. The first buildings are expected to be ready for tenants in July, 1956.

35th & State

Low bid of $12,785,000 for the construction of the first section of a new project at 35th and State Streets was submitted by the James McHugh Construction Company of Chicago and C. E. Youngdahl of Long Island City, New York, as a joint venture. Revisions in plans and specifications will reduce construction cost by about $400,000.

The contract calls for four 17-story and two 10-story elevator buildings containing 1,184 apartments; a management and maintenance building; a community building, a heating plant and site improvements. Ground breaking will take place shortly.

With 595 apartments at Governor Henry Horner Homes, Lake and Damen, nearing completion, the Authority awarded a contract for the 325 dwellings in the second stage of the project. The Sumner Sollitt Company, builders of the first stage, submitted the low bid of $3,327,000 and got the contract for erecting five additional seven-story apartment buildings, a community building and a management and maintenance building. Also included in the contract are such site improvements as grading, installing parking areas and playgrounds, and laying utility lines and sidewalks.

ARCHITECTS NAMED FOR PRAIRIE EXTENSION

The Chicago architectural firm of Nicol and Nicol has been appointed to design an extension to Prairie Avenue Courts, 26th Street at Prairie Avenue. Nicol and Nicol are also drawing plans for the Authority's New Rockwell Neighborhood.

Prairie Extension, which will be built with federal fund[illegible]04 apartments in one thir[illegible]g. Design will be similar t[illegible]e buildings at Prairie Avenue[illegible]lt with city and state aid. Invitations to bid on the construction work will be issued some time this fall.

MURRAY HOMES JUNIOR SPEAKS

"People make the city" . . . and young Chicago wants to help "make Chicago great and clean." This was the theme of the speech that Catherine Logan, Carver High School junior, gave at the annual clean-up luncheon sponsored by the Association of Commerce and Industry, June 17, when awards were made for slogans and posters. Catherine was one of two high school students on the program. She won her place through efforts in the speech class at Carver, which she has attended since moving to Philip Murray Homes in the fall of 1954. It is her comment that neighborhood clean-up gets much more emphasis and participation in the Murray-Altgeld community than where she previously lived on the South Side.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS
June 30, 1955

COMPLETED:
26 Developments—13,256 Dwellings

1.	Jane Addams Houses	(F)
2.	Julia C. Lathrop Homes	(F)
3.	Trumbull Park Homes	(F)
4.	Ida B. Wells Homes	(F)
5.	Frances Cabrini Homes	(F)
6.	Robert H. Brooks Homes	(F)
7.	Bridgeport Homes	(F)
8.	Lawndale Gardens	(F)
9.	Altgeld Gardens	(F)
10.	Wentworth Gardens	(F)
11.	Dearborn Homes	(F)
12.	Maplewood Courts	(C-S)
13.	Harrison Courts	(C-S)
14.	Leclaire Courts	(C-S)
15.	Racine Courts	(C-S)
16.	Ogden Courts	(C-S)
17.	Prairie Ave. Cts.-I-II-III	(C-S)
18.	Archer Courts	(C-S)
19.	Loomis Courts	(C-S)
20.	Philip Murray Homes	(F)
21.	Victor A. Olander Homes	(F)
22.	Leclaire Courts Ext.	(F)
23.	Grace Abbott Homes-I-II	(F)
24.	Ida B. Wells Extension-I-II	(F)
25.	Harold L. Ickes Homes	(F)
26.	Gov. Frank O. Lowden Homes	(F)

UNDER CONSTRUCTION:
5 Developments—2,294 Dwellings

23.	Grace Abbott Homes-II	(F)
24.	Ida B. Wells Extension-II	(F)
27.	Gov. H. Horner Homes-I-II	(F)
28.	Olander Extension	(F)
29.	Cabrini Extension-I	(F)

IN DESIGN AND LAND PURCHASE STAGES:
6 Developments—4,721 Dwellings

17.	Prairie Ave. Cts.-IV	(C-S)
29.	Cabrini Extension-II	(F)
30.	35th & State	(F)
31.	New Rockwell Neighborhood	(F)
32.	Prairie Ave. Cts. Ext.	(F)
33.	Division-Odgen	(F)

VETERANS' TEMPORARIES
2 Projects—298 Dwellings

1.	Ashburn Homes	(C-F)
2.	Sauganash Homes	(C-F)

(F) Financed with federal funds; (C-S) city state funds; and (C-F) city and federal fu

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